

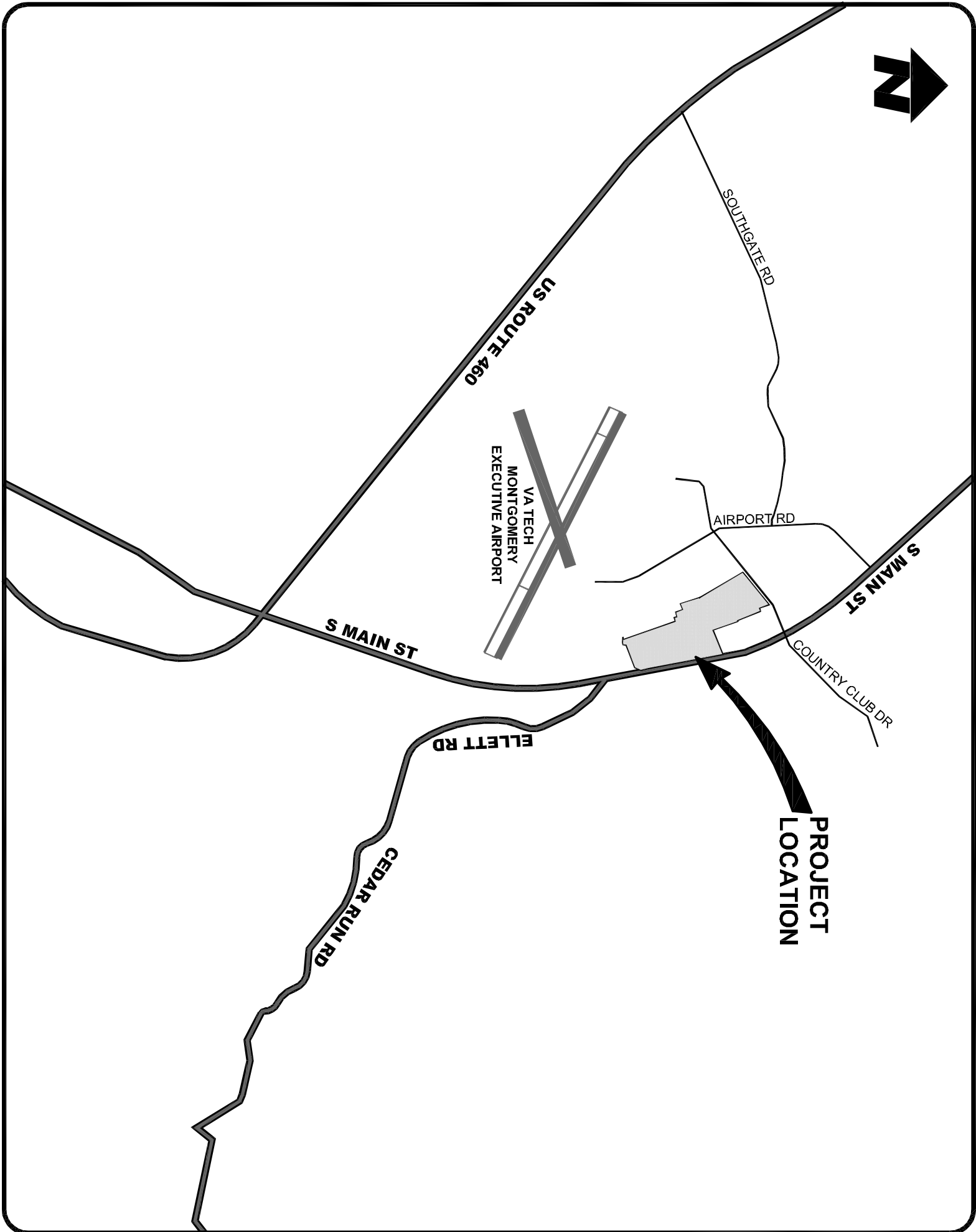
C0.01	TITLE SHEET
C0.02	GENERAL NOTES
C0.03	GENERAL NOTES 2
C0.04	EXISTING PARCEL PLAN
C0.05	DEMOLITION PLAN
C0.06	OVERALL KEY MAP
C0.07	LIGHTING PLAN
C0.08	LIGHTING DETAILS
C1.01	DIMENSIONAL PLAN – OVERALL
C1.02	DIMENSIONAL PLAN – AREA A
C1.03	DIMENSIONAL PLAN – AREA B
C1.04	DIMENSIONAL PLAN – AREA C
C1.05	DIMENSIONAL PLAN – AREA D
C1.06	DIMENSIONAL PLAN – AREA E
C1.07	DIMENSIONAL PLAN – AREA F
C1.08	DIMENSIONAL PLAN – AREA G
C1.09	DIMENSIONAL PLAN – AREA H
C1.10	DIMENSIONAL PLAN – AREA J
C1.11	DIMENSIONAL PLAN – AREA K
C1.12	DIMENSIONAL PLAN – AREA L
C1.13	DIMENSIONAL PLAN – AREA M
C1.14	DIMENSIONAL PLAN – AREA N
C1.15	DIMENSIONAL PLAN – AREA P
C1.16	DIMENSIONAL PLAN – AREA Q
C1.17	DIMENSIONAL PLAN – AREA R
C1.18	SITE DETAILS 1
C1.19	SITE DETAILS 2
C1.20	MULTI-USE PATH PROFILE
C1.21	MULTI-USE PATH PROFILE 2
C2.01	GRADING AND DRAINAGE PLAN – OVERALL
C2.02	GRADING AND DRAINAGE PLAN – AREA A
C2.03	GRADING AND DRAINAGE PLAN – AREA B
C2.04	GRADING AND DRAINAGE PLAN – AREA C
C2.05	GRADING AND DRAINAGE PLAN – AREA D
C2.06	GRADING AND DRAINAGE PLAN – AREA E
C2.07	GRADING AND DRAINAGE PLAN – AREA F
C2.08	GRADING AND DRAINAGE PLAN – AREA G
C2.09	GRADING AND DRAINAGE PLAN – AREA H
C2.10	GRADING AND DRAINAGE PLAN – AREA J
C2.11	GRADING AND DRAINAGE PLAN – AREA K
C2.12	GRADING AND DRAINAGE PLAN – AREA L
C2.13	GRADING AND DRAINAGE PLAN – AREA M
C2.14	GRADING AND DRAINAGE PLAN – AREA N
C2.15	GRADING AND DRAINAGE PLAN – AREA P
C2.16	GRADING AND DRAINAGE PLAN – AREA Q
C2.17	GRADING AND DRAINAGE PLAN – AREA R
C2.18	GRADING AND DRAINAGE DETAILS 1
C2.19	GRADING AND DRAINAGE DETAILS 2
C2.20	GRADING AND DRAINAGE DETAILS 3
C2.21	GRADING AND DRAINAGE DETAILS 4
C2.22	STORM PROFILES 1
C2.23	STORM PROFILES 2
C2.24	STORM PROFILES 3
C2.25	STORM PROFILES 4
C2.26	STORM PROFILES 5
C3.01	EROSION & SEDIMENT CONTROL PLAN – STAGE 1
C3.02	EROSION & SEDIMENT CONTROL PLAN – STAGE 2
C3.03	EROSION & SEDIMENT CONTROL PLAN – STAGE 3
C3.04	EROSION & SEDIMENT CONTROL DETAILS
C3.05	EROSION & SEDIMENT CONTROL DETAILS 2
C4.01	OVERALL UTILITY
C4.02	UTILITY PLAN – AREA A
C4.03	UTILITY PLAN – AREA B
C4.04	UTILITY PLAN – AREA C
C4.05	UTILITY PLAN – AREA D
C4.06	UTILITY PLAN – AREA E
C4.07	UTILITY PLAN – AREA F
C4.08	UTILITY PLAN – AREA G
C4.09	UTILITY PLAN – AREA H
C4.10	UTILITY PLAN – AREA J
C4.11	UTILITY PLAN – AREA K
C4.12	UTILITY PLAN – AREA L
C4.13	UTILITY PLAN – AREA M
C4.14	UTILITY PLAN – AREA N
C4.15	UTILITY PLAN – AREA P
C4.16	UTILITY PLAN – AREA Q
C4.17	UTILITY PLAN – AREA R
C4.18	LINE A,AGA, SANSSEW PROF
C4.19	LINE A&K,B,C,D,I,A,F,G
C4.20	LINE A WATER PROF
C4.21	LINE C,D,_E WATER PROF
C4.22	UTILITY NOTES & DETAILS
C5.01	LANDSCAPING NOTES
C5.02	LANDSCAPING PLAN – OVERALL
C5.03	LANDSCAPING PLAN – AREA A
C5.04	LANDSCAPING PLAN – AREA B
C5.05	LANDSCAPING PLAN – AREA C
C5.06	LANDSCAPING PLAN – AREA D
C5.07	LANDSCAPING PLAN – AREA E
C5.08	LANDSCAPING PLAN – AREA F
C5.09	LANDSCAPING PLAN – AREA G
C5.10	LANDSCAPING PLAN – AREA H
C5.11	LANDSCAPING PLAN – AREA J
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C5.14	LANDSCAPING PLAN – AREA M
C5.15	LANDSCAPING PLAN – AREA N
C5.16	LANDSCAPING PLAN – AREA P
C5.17	LANDSCAPING PLAN – AREA Q
C5.18	LANDSCAPING PLAN – AREA R
C5.19	LANDSCAPING DETAILS

FIRST & MAIN

BLACKSBURG

PHASE 1

BLACKSBURG, VIRGINIA



VICINITY MAP
1"=2000'

OWNERS:

LLAMAS, LLC
P.O. BOX 10397
BLACKSBURG, VA 24062

DIVERSIFIED INVESTORS XIII, LLC
P O BOX 10397
BLACKSBURG, VA 24062

DEVELOPER:

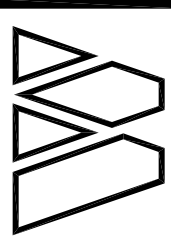
FAIRMOUNT UNIVERSITY REALTY TRUST, LLC
C/O JAMES SHELLEY
2618 N. MORELAND
CLEVELAND, OH 44120
216-514-8700

PLAN PREPARED BY: ANDERSON & ASSOCIATES, INC.

C/O TREVOR KINZEY, PE
100 ARDMORE ST.
BLACKSBURG, VA 24026
540-592-5892

OWNER / DEVELOPER'S STATEMENT		
THIS IS TO CERTIFY THAT THE HEREON SHOWN SITE DEVELOPMENT PLAN HAS BEEN PREPARED IN STRICT ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS / DEVELOPERS AND THAT ALL IMPROVEMENTS WILL BE CONSTRUCTED AS SHOWN.		
OWNERS:		
LLAMAS, LLC	SIGNATURE	
	DATE	
DIVERSIFIED INVESTORS XII, LLC	SIGNATURE	
	DATE	
DEVELOPER:		
FAIRMOUNT UNIVERSITY REALTY TRUST, LLC	SIGNATURE	
	DATE	

TOWN ENGINEER	DATE
TOWN PLANNER	DATE
CERTIFIED RESPONSIBLE LAND DISTURBER FOR THE PURPOSES OF PLAN APPROVAL, TREVOR M. KINZEY, PE, OF ANDERSON & ASSOCIATES, INC. WILL BE THE RESPONSIBLE LAND DISTURBER. UPON AWARD OF THE CONTRACT, THE CONTRACTOR SHALL DESIGNATE A PERSON WHO IS CERTIFIED BY THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION (DOR) AS A RESPONSIBLE LAND DISTURBER. THE TOWN OF BLACKSBURG AND ANDERSON & ASSOCIATES, INC. SHALL BE NOTIFIED IN WRITING TO TRANSFER THE RESPONSIBLE LAND DISTURBER.	
OWNER/DEVELOPER	



ANDERSON & ASSOCIATES, INC.
Professional Design Services
www.andassoc.com
VA - NC - TN - WV

100 Ardmore St.
Blacksburg, VA 24060
540-592-5892

J.N. 22559
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